

[Click to view MFH-EAL8977-1](#)

Villa with view of Mont Blanc

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



€1,133,000

inc. of agency fees

4 Beds 1 Baths 280 sqm 0.6 ha

Located near the city center of Limas, this villa offers a living area of 280 sqm, supplemented by 146 sqm of outbuildings, including a double garage...

At a Glance

Reference MFH-EAL8977-1

Bed 4

Land 0.6 ha

Near to Villefranche Sur Saone

Bath 1

Pool Yes

Price €1,133,000

Hab.Space 280 sqm

Land Tax N/A

Property Description

Located near the city center of Limas, this villa offers a living area of 280 sqm, supplemented by 146 sqm of outbuildings, including a double garage and a cellar. As soon as you enter the property, you will be greeted by a breathtaking view of Mont Blanc.

The plot of land, with a surface area of 6,000 sqm and entirely buildable, guarantees perfect privacy while allowing you to consider different construction projects. The spacious living room, facing due south, opens directly onto the terrace and benefits from optimal light. It is accompanied by an elegant and functional Bernollin kitchen.

The sleeping area offers four bedrooms distributed around a bathroom and a shower room.

An office, whose exposed framework accentuates the authentic character, offers a 360° panoramic view of the surroundings.

Thanks to a thoughtful interior design, each room has level access to the south-facing terrace.

The villa, built in 1994, has recently undergone a careful renovation with modern features. A swimming pool with counter-current swimming, more than 100 sqm of outdoor terraces and a facade renovation made with fiber canvas add comfort and elegance to the whole. The heated and cooled floor ensures a pleasant temperature all year round.

The location, the exceptional view of Mont Blanc and the potential offered by the land give this property a rare and unique character.

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023:

between EUR3,160 and EUR4,330 (subscription included)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,133,000

Key Information

Internal Area:	280 sqm
Land Area:	0.6 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



Gallery



As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved